



FILE: PA 02-0031

DATE: May 8, 2002

TO: File/Record/Applicant

FROM: Thomas B. Mathews, Director, Planning and Development Services Department

SUBJECT: Planning Application PA 02-0031 for a Site Development Permit to allow grading in excess of 500 cubic yards of soil on a slope of more than 15% in connection with the construction of a new single-family dwelling.

LOCATION: 31592 Vinedo Road, Coto de Caza in Supervisorial District 5.

APPLICANT: Glenn Humphrey, owner

I. NATURE OF PROJECT:

The subject site is located in the northern portion of Coto de Caza and is located at the end of Vinedo Road. The site is surrounded by a substantial amount of open space due to the rural setting of the area. The topography in the area consists of rolling hills with two ridgelines that compose the Canada Gobernador Valley. The Coto de Caza community is zoned Specific Plan. The project site is located in Planning Area 1 and is designated as Rural Residential on the Development Map for the Coto de Caza Specific Plan. The Coto de Caza Specific Plan has been prepared for the County of Orange to systematically implement the provisions of the General Plan and to regulate growth and development.

The applicant is proposing to do mass grading on Lot 30 of Tract 9507 in order to construct a new single-family dwelling. No structures currently exist on the property. Grading for the project will take place on the southeast portion of the property with the majority of the work will take place close to the street. The grading will allow for the construction of a single-family dwelling and for a driveway that will snake up and around the backside of the home. The driveway will range in grade from 5% at the entrance to approximately 7.4% on the steepest portion of the driveway. The garage will be located behind the residence. A 34-foot maneuvering area will be located at the top of the driveway near the garage. Two retaining walls will be constructed northwest of the residence. These walls will measure 6 feet high and will provide stability for the slope behind the home as well as provide an area for terraced landscaping. An interceptor drain will be constructed on the hill behind the residence and will connect to an existing V-ditch located at the front of the property.

Zoning Code Section 7-9-139 "Grading and Excavation" stipulates that a Site Development Permit is required for grading more than 500 cubic yards if on a building site with slopes greater than 15%. Approximately 3,800 cubic yard of cut will be performed and approximately 3,000 cubic yards will be used as fill. No coastal sage scrub is located in the area where the grading work is to be done, however grubbing by a previous owner of the property has occurred in the past.

A portion of the site has been grubbed in the past and native vegetation including coastal sage scrub was removed. Environmental Planning Services Department determined that the grubbing was performed by a previous owner and may have been performed in order to comply with the weed abatement program required by the Orange County Fire Authority. Environmental Planning Services Department also believes that there is evidence that indicates grubbing took place prior to the implementation of the NCCP/HCP permitting regulations. All proposed construction would take place in the area that was previously grubbed and disced.

The property is located in a Special Fire Protection Area. The Orange County Fire Authority reviewed the plans and raised some concerns about access to the property. Originally the OCFA stated that the proposal could not be approved unless the applicant re-designed the project by increasing the proposed driveway width from 16 feet 6 inches to 24 feet in order to allow fire trucks to access the structure. However, a compromise was reached because a fire hydrant is located in front of the project site and access to the residence can be gained via stairs that run from the street to the front of the home. OCFA is also requiring that the residence be constructed with fire sprinklers installed inside the structure. Coto de Caza Specific Plan Review Board reviewed the proposal and approved the project on March 13, 2002.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)

Section 7-9-150 "Discretionary Permits and Procedures", Section 7-9-156 "Specific Plans", and Section 3 of the Coto de Caza Specific Plan "Rural Residential".

III. ENVIRONMENTAL DOCUMENTATION:

Negative Declaration No. PA020031 has been prepared and was posted for public review on 4/11/02. It is attached for your consideration and must be approved prior to project approval with a finding that it is adequate to satisfy the requirements of CEQA. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

By: _____

Chad Brown, Section Chief
CPSD/Site Planning Section

ATTACHMENTS:

Appendix A: Recommended Findings

Appendix B: Recommended Conditions of Approval

Appendix C: Site Photos

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$245.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.